

PB# 99-1

ARGENIO BROTHERS SP

9-1-107

99 - 1 ARGENIO Bros. Site Plan
Ruscitti Rd. (Hildreth)

Approved 3/8/99

100.00
4.00

DATE Jan 7, 1999 RECEIPT 037458RECEIVED FROM Argenio Brothers, Inc.

Address _____

One Hundred 00/100 DOLLARS \$ 100.00FOR P.B. #99-1

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	ck #5274
AMOUNT PAID		CHECK	10000
BALANCE DUE		MONEY ORDER	

BY Town ClerkBY Dorothy H. HansenDATE January 7, 1999 RECEIPT NUMBER 99-1RECEIVED FROM Argenio Brothers, Inc.

Address _____

P.O. Box 2068 - Newburgh, N.Y. 12550Seven Hundred Fifty 00/100 DOLLARS \$ 750.00FOR Site Plan escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750 -	CASH	
AMOUNT PAID	750 -	CHECK	#5275
BALANCE DUE	-0 -	MONEY ORDER	

BY Mary MasonDATE March 1, 1999 RECEIPT 037561RECEIVED FROM Argenio Brothers Inc.

Address _____

One Hundred 00/100 DOLLARS \$ 100.00FOR P.B. #99-1

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	ck #5407
AMOUNT PAID		CHECK	10000
BALANCE DUE		MONEY ORDER	

BY Town ClerkBY Dorothy H. HansenDATE March 1, 1999 RECEIPT NUMBER 99-1RECEIVED FROM Argenio Brothers, Inc.

AMOUNT PAID		CHECK	10000
BALANCE DUE		MONEY ORDER	

BY Dorothy H. Hansen

DATE January 7, 1999 RECEIPT NUMBER 99-1
 RECEIVED FROM Argenio Brothers, Inc.
 Address P.O. Box 2068 - Newburgh, N.Y. 12550
Seven Hundred Fifty 00/100 DOLLARS \$ 750.00
 FOR Site Plan escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750 -	CASH	
AMOUNT PAID	750 -	CHECK	#5275
BALANCE DUE	-0 -	MONEY ORDER	

BY Mypa Mason

DATE March 1, 1999 RECEIPT NUMBER 037561
 RECEIVED FROM Argenio Brothers Inc.
 Address _____
One Hundred 00/100 DOLLARS \$ 100.00
 FOR P.B. # 99-1

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	#5407
AMOUNT PAID		CHECK	10000
BALANCE DUE		MONEY ORDER	

BY Town Clerk
Dorothy H. Hansen

DATE March 1, 1999 RECEIPT NUMBER 99-1
 RECEIVED FROM Argenio Brothers, Inc.
 Address P.O. Box 2068 - Newburgh, N.Y. 12550
Four 00/100 DOLLARS \$ 4.00
 FOR 2% Inspection fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	4 00	CASH	
AMOUNT PAID	4 00	CHECK	#5406
BALANCE DUE	-0 -	MONEY ORDER	

BY Mypa Mason, Secretary

DATE March 11, 1999 RECEIPT NUMBER 037588
 RECEIVED FROM Argenio Brothers, Inc.
 Address _____
One Hundred Twenty six 50/100 DOLLARS \$ 126.50
 FOR P.B. # 99-1

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	#5456
AMOUNT PAID		CHECK	126.50
BALANCE DUE		MONEY ORDER	

BY Town Clerk
Dorothy H. Hansen

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/11/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 99-1

NAME: ARGENIO BROTHERS, INC. SITE PLAN
APPLICANT: ARGENIO BROTHERS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/06/1999	REC. CK. #5275	PAID		750.00	
01/13/1999	P.B. ATTY. FEE	CHG	35.00		
01/13/1999	P.B. MINUTES	CHG	27.00		
03/08/1999	RET. TO APPLICANT	CHG	688.00		
03/08/1999	P.B. ENGINEER FEE	CHG	126.50		
03/10/1999	REC. CK. #5456	PAID		126.50	
			-----	-----	-----
		TOTAL:	876.50	876.50	0.00

AS OF: 03/08/99

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 99- 1

FOR WORK DONE PRIOR TO: 03/08/99

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
99-1	137464	01/05/99	TIME	MJE	MC ARGENIO SPEC W/S	75.00	1.00	75.00			
99-1	137323	01/12/99	TIME	MCK	CL ARGENIO BROS	28.00	0.50	14.00			
99-1	137835	01/12/99	TIME	MJE	MC ARGENIO	75.00	0.40	30.00			
99-1	137098	01/13/99	TIME	MJE	MM ARGENIO S/P COND S/P	75.00	0.10	7.50			
								126.50			
99-1	140316	01/31/99			BILL 99-215 2/16/99					-51.50	
										-51.50	
					TASK TOTAL			126.50	0.00	-51.50	75.00
					GRAND TOTAL			126.50	0.00	-51.50	75.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/08/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 99-1

NAME: ARGENIO BROTHERS, INC. SITE PLAN
APPLICANT: ARGENIO BROTHERS, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/02/1999	PLANS STAMPED	APPROVED
01/13/1999	P.B. APPEARANCE	LA:ND WVE PH APPR
01/06/1998	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/08/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 99-1

NAME: ARGENIO BROTHERS, INC. SITE PLAN
APPLICANT: ARGENIO BROTHERS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/06/1999	REC. CK. #5275	PAID		750.00	
01/13/1999	P.B. ATTY. FEE	CHG	35.00		
01/13/1999	P.B. MINUTES	CHG	27.00		
03/08/1999	RET. TO APPLICANT	CHG	688.00		
			-----	-----	-----
		TOTAL:	750.00	750.00	0.00

L.R. 3/8/99

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/08/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 99-1

NAME: ARGENIO BROTHERS, INC. SITE PLAN
APPLICANT: ARGENIO BROTHERS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/03/1999	APPROVAL FEE	CHG	100.00		
03/03/1999	REC. CK. #5407	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/08/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 99-1

NAME: ARGENIO BROTHERS, INC. SITE PLAN
APPLICANT: ARGENIO BROTHERS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/03/1999	2% INSPECTION FEE	CHG	4.00		
03/08/1999	REC. CK. #5406	PAID		4.00	
			-----	-----	-----
		TOTAL:	4.00	4.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/08/1999

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 99-1

NAME: ARGENIO BROTHERS, INC. SITE PLAN
APPLICANT: ARGENIO BROTHERS, INC.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/07/1999	EAF SUBMITTED	01/07/1998	WITH APPLICATION
ORIG	01/07/1999	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/07/1999	LEAD AGENCY DECLARED	01/13/1999	TOOK LEAD AGENCY
ORIG	01/07/1999	DECLARATION (POS/NEG)	01/13/1999	DECL. NEG. DEC
ORIG	01/07/1999	SCHEDULE PUBLIC HEARING	/ /	
ORIG	01/07/1999	PUBLIC HEARING HELD	/ /	
ORIG	01/07/1999	WAIVE PUBLIC HEARING	01/13/1999	WAIVE PH
ORIG	01/07/1999	AGRICULTURAL NOTICES	/ /	

REGULAR ITEMS:

ARGENIO BROTHERS SITE PLAN AMENDMENT (99-1) RUSCITTI ROAD

Mr. William Hildreth appeared before the board for this proposal.

MR. ARGENIO: Mr. Chairman, I just want to say that I am a partner, one of the principles in Argenio Brothers. As such, I'm going to abstain from any discussion and abstain from any vote. However, if there's any factual information that Mr. Hildreth or the other members from the board need relative to the site, I happen to have knowledge of the site, I'm happy to offer it.

MR. PETRO: So noted. We have on 1/1/99, we have highway approval and 1/12/99, we have water approval. It seems I don't have anything back yet from the fire department.

MR. HILDRETH: I do, I have extra copies I can give you them for the file. Bottom line is he had no problem with it.

MR. PETRO: What he is talking basically about the sprinkling of it so aside from that which doesn't have any bearing with us due to the fact that the entire building exceeds, this really doesn't say anything about the approval for the site plan. He's only saying in discussing the sprinkler system, correct?

MR. HILDRETH: All right, the point of the letter being that the sprinklers were not required as long as the existing fire wall stays.

MR. PETRO: I agree with that, but my point is this, still has nothing to do with the site plan, so we need to have some comment from him. Do you understand that?

MR. STENT: Yeah, this has nothing to do with the site plan.

MR. PETRO: This is good to have in the file and it's

good for Mr. Argenio, why don't you give us a quick overlay?

MR. HILDRETH: Property consists of 2.58 acres, almost 2.6 in PI zone on the north side of Ruscitti Road, just east of the railroad. Currently contractor's office with garage and storage space. The existing office is 1,310 square feet, the balance of the building being 6,270 square feet. Remainder of the site consists of some paved areas for storage. There's fuel pumps just to the west of the building and there's a fence, an existing fence along the east and the south side of the property. Proposal is to add 3,080 square feet to the rear of the building, same width and same height for garage and storage. Also, there will be one new a door proposed to the rear of the building, the rest of the building following the construction of this addition, they are going to take 1,000 square feet of the existing garage and add that to the office area. So, the parking calculations that are shown here are based on final development, that being 2,310 square feet of office space, four spaces for a garage bay, and then the balance being 8,350 square feet of storage. It was calculated on that basis, requires a total of 25 spaces. I've shown 25, they have room for many, many more.

MR. PETRO: Are they already paved or not?

MR. HILDRETH: Everything that I showed here is edge of pavement is existing, it's all paved, it's not all striped, but it's all paved. The demonstration being they have more than ample room for the 25 spaces required and then some.

MR. PETRO: The reason I'm asking that is Mark, for a bond estimate basically you're just looking for a bond to cover the striping?

MR. EDSALL: I believe.

MR. PETRO: I don't know of any other site work that we're going to be requiring.

MR. EDSALL: No, unless the board requires something in

addition to what's shown here, at this point, this is the only item that I see.

MR. PETRO: Just for striping?

MR. EDSALL: That's all we have.

MR. PETRO: So, if he got, well, it's hard to stripe this time of year, if he could have striped it, he wouldn't have needed the bond estimate.

MR. EDSALL: Correct.

MR. HILDRETH: You mean the improvement estimate?

MR. PETRO: Right.

MR. HILDRETH: That's it, it's the addition of the square footage to the rear of the building, it basically takes existing building and stretches it.

MR. PETRO: Mike, the reason we didn't go to the zoning board, I think we're all in agreement is because it's not, there's no worsening of a non-conformity. In other words, the side yard and everything is exactly the same as it is, we're just extending it back and there's plenty in the back.

MR. BABCOCK: Yeah, there's no problem with rear yard and sometime back in '72 or '75 they did go to the zoning board for a variance and they did go through planning board site plan and they have a site plan showing that they are allowed to be 15 feet from the property line and they are 15 foot 2.

MR. EDSALL: Jim, just for clarity, so that there will be a good paper trail indicating that there had been a change in the zoning, we asked Bill and he has included the bulk information from both the prior bulk table when the original site plan was approved by the planning board and the current. So all the information is on the plan.

MR. STENT: Motion for lead agency.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for Argenio Brothers site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: Mr. Chairman, I think we should discuss the public hearing. I don't, in my judgment, I don't think we need one, only because we have Yonkers Contracting next door to that, which is another asphalt plant on two sides of this property and concrete plant, lumberyard, and I don't think that--

MR. PETRO: And the size of the improvement.

MR. LANDER: It's 3,000 square feet, he didn't have to go to zoning or anything else, so I think we can waive the public hearing.

MR. STENT: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Argenio Brothers site plan amendment. Is there any further discussion? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. STENT: Bill, is it going to be a change, any affect on the drainage here to be concerned about?

MR. HILDRETH: No, everything works the way it is, they are just adding that building where we're adding it, it doesn't change a thing.

MR. PETRO: Couple wall packs mounted.

MR. HILDRETH: Proposed new one over a door in the back, the rest of them are existing.

MR. STENT: You can't have any going the other way because it will be going into the street.

MR. HILDRETH: On the other side of the fence, there are three lights up on poles for Yonkers contracting and they actually get some benefit from those lights.

MR. STENT: Don't have to worry about landscaping. I don't see any reason why we can't declare a negative dec.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Argenio Brothers site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. HILDRETH: Subject to hearing from Bobby Rogers, subject tonight or--

MR. LANDER: I don't see why not.

MR. PETRO: Subject to Bobby Rogers having okay listed, we can go to final approval.

MR. LUCAS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made, Mark, you don't have anything else?

MR. EDSALL: No, all the additions and corrections we had asked for we took care of at workshops, Bill's put them all on the plans.

MR. PETRO: Motion and second on the floor, motion for final approval for the Argenio Brothers, Inc. site plan subject to the fire department from the Town of New Windsor stamping the plan as adequate.

MR. LANDER: And striping.

MR. PETRO: And bond estimate for the striping. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: ARGENIO BROTHERS INC. SITE PLAN AMENDMENT
PROJECT LOCATION: OFF RUSCITTI ROAD
SECTION 9-BLOCK 1-LOT 107
PROJECT NUMBER: 99-1
DATE: 13 JANUARY 1999
DESCRIPTION: THE APPLICATION PROPOSES A 3080 SQ. FT. GARAGE ADDITION TO THE EXISTING FACILITY LOCATED OFF RUSCITTI ROAD. THE APPLICATION ALSO PROPOSES CONVERSION OF A PORTION OF THE EXISTING GARAGE/WAREHOUSE TO ADDITIONAL OFFICE SPACE.

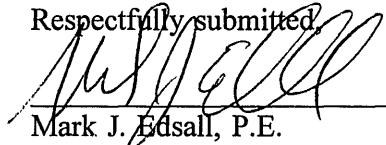
1. The plan provides a bulk table which identifies both current zoning requirements, as well as the former zoning requirements when the original building was constructed. The bulk table also provides existing and proposed values for each review item. Based on my review of the bulk table, it is my opinion that the proposed site would not require any variances.
2. The plan provides a parking requirements calculation which identifies the various uses within the building and the required parking. Based on the calculation, adequate parking is being provided.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
4. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan Amendment**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: ARGENIO BROTHERS INC. SITE PLAN AMENDMENT
PROJECT LOCATION: OFF RUSCITTI ROAD
SECTION 9-BLOCK 1-LOT 107
PROJECT NUMBER: 99-1
DATE: 13 JANUARY 1999

5. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
6. The Planning Board should require that a **bond** estimate be submitted for this **Site Plan** in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:ARGENIO.mk

RESULTS C.P.B. MEETING OF: Jan 13, 1999

PROJECT: Argenio Bros.

P.B.# 99-1

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M) E S) R VOTE: A 4 N

2. TAKE LEAD AGENCY: Y ☒ N ☐

CARRIED: YES ✓ NO

M)___S)___ VOTE: A___N___

CARRIED: YES___NO___

WAIVE PUBLIC HEARING: M) S) VOTE: A N WAIVED: Y ☒ N

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A 1 N APPROVED:

M) S) VOTE: A 4 N APPROVED CONDITIONALLY: *SUBJECT TO APPROVAL*

FROM BOB ROGERS

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

[illegible]

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: January 18, 1999

SUBJECT: Argenio Brothers Inc.

Planning Board Reference Number: PB-99-1

Dated: 7 January 1999

Fire Prevention Reference Number: FPS-99-004

A review of the above referenced subject site plan was conducted on 8 January 1999.

This site plan is acceptable.

Plans Dated: 6 January 1999.



Robert F. Rodgers; C.C.A.
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99 - 1

DATE PLAN RECEIVED: RECEIVED JAN - 7 1999

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

ARGENIO BROS. has been

reviewed by me and is approved ✓

disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT _____ DATE _____

WATER SUPERINTENDENT _____ DATE _____

[Signature] 1/20/99
SANITARY SUPERINTENDENT _____ DATE _____



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4617
Fax: (914) 563-4693

RECEIVED

JAN 08 1999

Fire Inspectors Office

BUILDING DEPARTMENT

8 January 1999

Mr. Genaro A. Argenio
Argenio Bothers
P O Box 2068
Newburgh, New York 12550

Re: New Addition

Dear Sir,

With reference to the 3,080 square foot addition, I am pleased to advise you that it will not be necessary to sprinkler the building.

After discussing this with my two (2) assistants, the existing twelve (12) inch block exterior wall would have to remain and be a fire wall. The proposed 3,080 square foot addition will be a separate fire area and as such, does not require a sprinkler system.

It is imperative however, that the integrity of the masonry block wall be maintained. The door opening in the wall must be a three (3) hour fire rated assembly. Should the integrity of the wall not be maintained, not only does the local law require the sprinkler system, the New York State Uniform Fire Prevention and Building Code would require a sprinkler system, due to the fact that the entire building exceeds the basic fire area of 8,000 square feet.

Should you have any questions, please feel free to contact me at (914) 563-4638.

Sincerely,

Robert F. Rodgers; C. C. A.
Fire Inspector

Cc: Town Building Inspector



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

RECEIVED

PLEASE RETURN COMPLETED FORM TO:

JAN 08 1999

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 99 - 1

DATE PLAN RECEIVED: RECEIVED JAN - 7 1999

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓

disapproved _____.

If disapproved, please list reason _____

W. James Sullivan 1/11/99
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99 - 1

DATE PLAN RECEIVED: RECEIVED JAN - 7 1999

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Argenio Bros _____ has been

reviewed by me and is approved ☒

disapproved _____.

If disapproved, please list reason _____

Be advised that Argenio Bros is currently
being Fed by town water. Any changes - please
notify water dept.

HIGHWAY SUPERINTENDENT _____ DATE _____

Steve [Signature] 1-12-99
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 9 Block 1 Lot 107

1. Name of Project ARGENIO BROTHERS, INC. SITE PLAN
2. Owner of Record ARGENIO BROTHERS, INC. Phone 561-5102
Address: P.O. BOX 2068 RUSCITTI ROAD NEW WINDSOR N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant (SAME) Phone (SAME)
Address: (SAME)
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C. Phone 566-6650
Address: 407 SOUTH PLANK ROAD UNIT 3 NEWBURGH, N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
GENARD J. ARGENIO 914-561-5102
(Name) (Phone)
7. Project Location:
On the NORTH side of RUSCITTI ROAD 200 ± feet
(Direction) (Street) (No.)
EAST of ROUTE 32
(Direction) (Street)
8. Project Data: Acreage 2.58 Zone PI School Dist. NCSD

9. Is this property within Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

*This information can be verified in the Assessor's Office.

*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) 3080 S.F. ADDITION TO EXISTING BUILDING TO BE USED FOR EQUIPMENT STORAGE IN CONJUNCTION WITH EXISTING USE AS CONTRACTOR'S GARAGE AND OFFICE

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes X no _____

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

ss.: Argenio Bros Inc.

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

4th DAY OF Jan 1999

Jeanette B. Smith
NOTARY PUBLIC
Notary Public, State of New York
No. 01SM5018540
Qualified in Ulster County
Commission Expires September 27, 1999

Gerardo Argenio Pres.
APPLICANT'S SIGNATURE Argenio Bros.

Gerardo J. Argenio Pres. Argenio Bros.
Please Print Applicant's Name as Signed

TOWN USE ONLY:

RECEIVED JAN - 7 1999

DATE APPLICATION RECEIVED

99 - 1

APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

GENARO J. ARGENIO, deposes and says that he resides
(OWNER)
at 201 BOULEVARD CORNWALL in the County of ORANGE
(OWNER'S ADDRESS)
and State of NEW YORK and that he is the owner of property tax map
(Sec. 9 Block 1 Lot 107)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

GREVAS & HILDRETH, L.S., P.C.
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 1/4/99

Genaro Argenio
Owner's Signature

[Signature]
Witness' Signature

Applicant's Signature if different than owner
William B. Hildreth
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

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TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. ☒ Site Plan Title
2. ☒ Applicant's Name(s)
3. ☒ Applicant's Address
4. ☒ Site Plan Preparer's Name
5. ☒ Site Plan Preparer's Address
6. ☒ Drawing Date
7. ☒ Revision Dates
8. ☒ Area Map Inset
9. ☒ Site Designation
10. ☒ Properties within 500' of site
11. ☒ N/A Property Owners (Item #10)
12. ☒ Plot Plan
13. ☒ Scale (1" = 50' or lesser)
14. ☒ Metes and Bounds
15. ☒ Zoning Designation
16. ☒ North Arrow
17. ☒ Abutting Property Owners
18. ☒ Existing Building Locations
19. ☒ Existing Paved Areas
20. ☒ Existing Vegetation
21. ☒ Existing Access & Egress

PROPOSED IMPROVEMENTS

22. N/A Landscaping
- ✓ 23. N/A Exterior Lighting
24. N/A Screening
25. ✓ Access & Egress
26. ✓ Parking Areas
27. N/A Loading Areas
28. N/A Paving Details (Items 25 - 27)
29. N/A Curbing Locations
30. N/A Curbing through section
31. N/A Catch Basin Locations
32. N/A Catch Basin Through Section
33. N/A Storm Drainage
34. N/A Refuse Storage (EXISTING)
35. N/A Other Outdoor Storage (EXISTING)
36. N/A Water Supply
37. N/A Sanitary Disposal System
38. N/A Fire Hydrants
39. ✓ Building Locations
40. ✓ Building Setbacks
41. N/A Front Building Elevations
42. ✓ Divisions of Occupancy
43. N/A Sign Details
44. ✓ Bulk Table Inset
45. ✓ Property Area (Nearest 100 sq. ft.)
46. ✓ Building Coverage (sq. ft.)
47. ✓ Building Coverage (% of total area)
48. N/A Pavement Coverage (sq. ft.)
49. N/A Pavement Coverage (% of total area)
50. N/A Open Space (sq. ft.)
51. N/A Open Space (% of total area)
52. ✓ No. of parking spaces proposed
53. ✓ No. of parking spaces required

REFERRING TO QUESTION 9 ON THE APPLICATION FORM "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. N/A

A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: William B. Aldrich, L.S. 12/14/98
Licensed Professional Date

0001884
"XX"

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THIS PROPERTY IS NOT IN A FLOOD ZONE

William B. Hildner, L.S.

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PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>ARGENIO BROTHERS, INC.</i>	2. PROJECT NAME <i>ARGENIO BROTHERS, INC. SITE PLAN</i>
3. PROJECT LOCATION: Municipality <i>TOWN OF NEW WINDSOR</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>NORTH SIDE OF RUSCITTI ROAD, 200' ± EAST OF ROUTE 32</i> <i>TAX MAP SECTION 9 BLOCK 1 LOT 107</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>CONSTRUCTION OF 3,080 S.F. ADDITION TO EXISTING BUILDING TO BE USED FOR EQUIPMENT STORAGE IN CONJUNCTION WITH EXISTING USE AS CONTRACTOR'S GARAGE AND OFFICE</i> <i>CONVERSION OF 1,000 S.F. OF EXIST. STORAGE TO OFFICE SPACE</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>2.58</i> acres Ultimately <i>2.58</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>N/A</i>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>Genaro Argem</i>	Date: <i>1/4/99</i>
Signature: <i>William B. Aldred, L.S. (PREPARER)</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1
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PART II—ENVIRONMENTAL ASSESSMENT (to be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: 	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: 	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: 	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: 	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly. 	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly. 	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly. 	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer _____

Signature of Responsible Officer in Lead Agency _____ Signature of Preparer (If different from responsible officer) _____

Date

N/F
NEW WINDSOR EQUIPMENT RENTALS & SERVICE, INC.
L.2289 P.235
SEC 9 BLK 1 LOT 108

N/F
YONKERS CONTRACTING COMPANY, INC.
L.2228 P.180
SEC 9 BLOCK 1 LOT 48

N/F
ARGENIO BROTHERS, INC.
L.2511 P.242
SEC 9 BLK 1 LOT 109

N/F
CONSOLIDATED RAIL CORPORATION
SEC 9 BLK 1 LOT 44.2

Parcel Area
112,318 S.F.
2.58 AC.

P I ZONE BULK REQUIREMENTS

	REQUIRED (CURRENT)	FORMER (1975) USE GRP. 00	EXISTING	PROPOSED
LOT AREA	80,000 S.F.	40,000 S.F.	2.58 AC.	NO CHANGE
LOT WIDTH	200'	150'	300'	NO CHANGE
FRONT YARD SETBACK	100'	50'	26.9'	NO CHANGE
SIDE YARD SETBACK	50'/110'	15'/40'	15' PLUS	15.2'/247.9'
REAR YARD SETBACK	50'	20'	179.9'	119.9'
STREET FRONTAGE	N/A	N/A	N/A	N/A
BUILDING HEIGHT	4'/FT TO NEAREST PROPERTY LINE	6'/FT TO NEAREST PROPERTY LINE	17'	NO CHANGE
FLOOR AREA RATIO	0.2	0.6	0.07	0.09
PARKING REQUIREMENTS	OFFICE: 1/200 S.F. = 12 SPACES ONE GARAGE BAY = 4 SPACES STORAGE: 1/1000 S.F. = 9 SPACES PROVIDED/PROPOSED 25 SPACES			



LOCATION PLAN SCALE: 1"=1000'±

NOTES

1. BEING A PROPOSED IMPROVEMENT TO LANDS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS AS SECTION 9 BLOCK 1 LOT 107. DEED OF RECORD: LIBER 2022 PAGE 159.
2. OWNER/APPLICANT: ARGENIO BROTHERS, INC.
P.O. BOX 2068 RUSCITTI ROAD
NEW WINDSOR, NEW YORK 12553
3. PROPERTY ZONE: P I (CONTRACTOR'S OFFICE, GARAGE AND STORAGE)
4. TOTAL PARCEL AREA: 2.58 ACRES
5. WATER SUPPLY BY EXISTING MUNICIPAL SYSTEM. SEWAGE DISPOSAL BY EXISTING DISPOSAL SYSTEM.
6. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON RESULTED FROM SURVEYS PERFORMED UNDER THE SUPERVISION OF THE UNDERSIGNED, THE LATEST OF WHICH WAS COMPLETED ON 12 NOVEMBER 1998. ELEVATION DATUM USED IS APPROXIMATE USGS INTERPOLATED FROM EXISTING MAPPING.
7. UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

APPROVED BY THE
BUREAU OF FIRE PREVENTION
TOWN OF NEW WINDSOR, N.Y.
DATE Jan 99 SIGNATURE [Signature]

PLANNING BOARD APPROVAL

☐ SITE PLAN ☐ SUBDIVISION ☐ LOT LINE ☐ CHANGING
 APPROVAL GRANTED BY TOWN OF NEW WINDSOR
 MAR - 2 1999
 PLANNING BOARD OR
 ED STEIN, SECRETARY



Grevas
 Hildreth, P.C.
 407 SOUTH PLANK ROAD UNIT 3, NEWBURGH, N.Y. 12550
 TEL: (914) 566-6650

PLAN FOR
 ARGENIO BROTHERS, INC.
 TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

REVISIONS	DATE	DESCRIPTION	ACAD:ABSP
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Drawn: MBH
 Checked:
 Scale: 1"=30'
 Date: Jan. 1999
 Job No: 86-027

SITE PLAN

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